



A UNIQUE MODERN WORKPLACE
ENVIRONMENT SITUATED IN THE
HEART OF BIRMINGHAM CITY CENTRE

**LAST REMAINING
SUITE AVAILABLE AS
FULLY FITTED SPACE**



RUM RUNNER WORKS IS A SPACE WITH REINVENTION AT ITS CORE.

Formerly the location of the iconic 1970's Rum Runner Nightclub the building combines a mix of period character and efficient design. The blend of exposed brickwork with glass and steel construction provide an industrial feel reflective of the scheme's manufacturing past.

Designed with the modern office user in mind the internal spaces offer excellent floor to ceiling heights, feature lighting and exposed services.

An external courtyard offers private outdoor space overlooking the thriving Gas Street Canal Basin and the opportunity for events and functions.



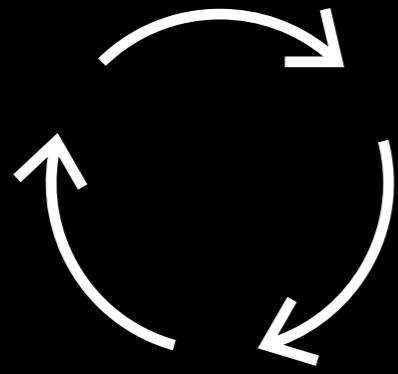
MAKE AN ENTRANCE



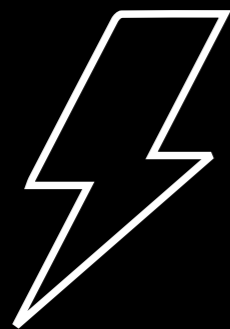


PRIVATE OUTDOOR SPACE
FOR HEALTH AND WELLBEING

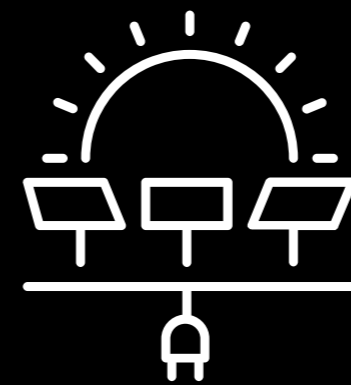
WELLBEING AND SUSTAINABILITY



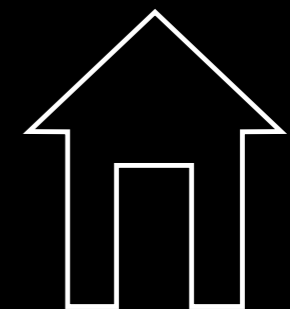
EXISTING BUILDING FABRIC RE-USED OR RECYCLED WHEREVER POSSIBLE DURING THE REFURBISHMENT TO REDUCE EMBODIED CARBON



ELECTRICITY - BUILDING 100% ELECTRIC, FOSSIL FUELS REMOVED



ROOFTOP PHOTO-VOLTAIC SOLAR PANELS SUPPLEMENT COMMON AREA ELECTRICITY, REDUCING CONSUMPTION FROM EXTERNAL POWER SUPPLIES



EPC B

FULLY FITTED SUITE

GROUND FLOOR

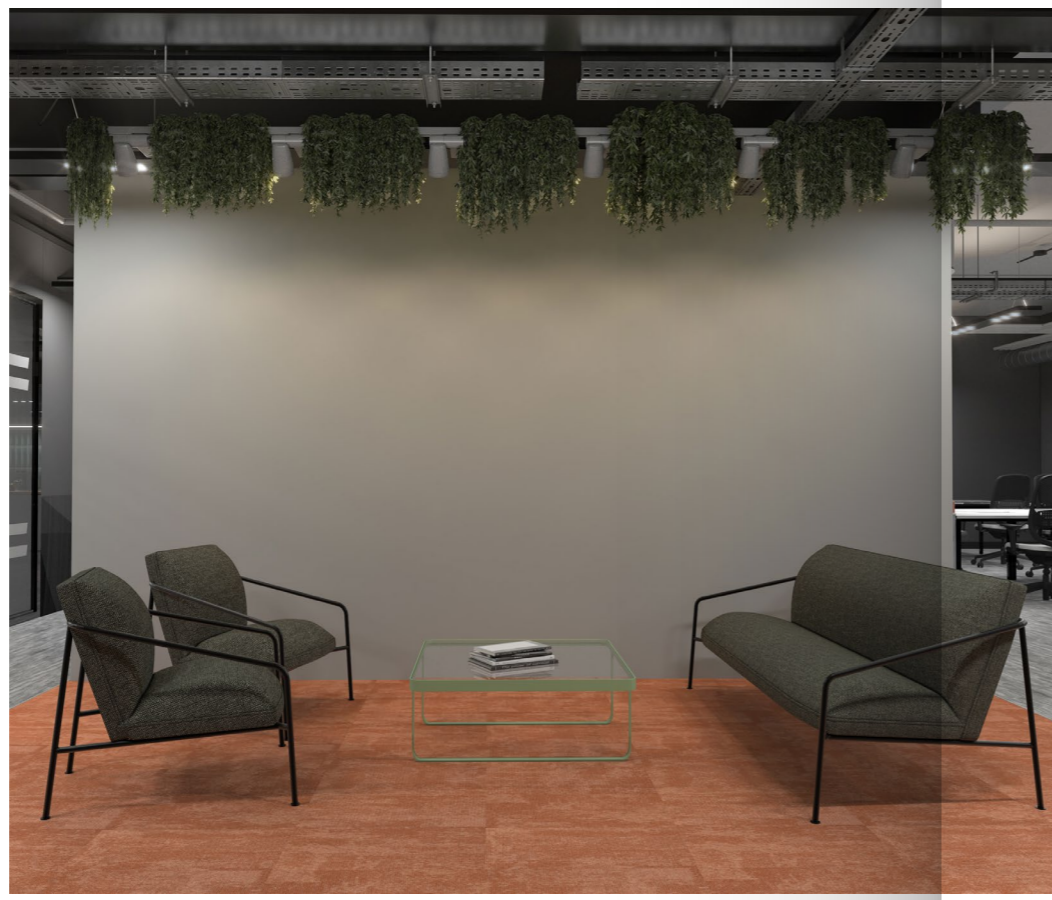


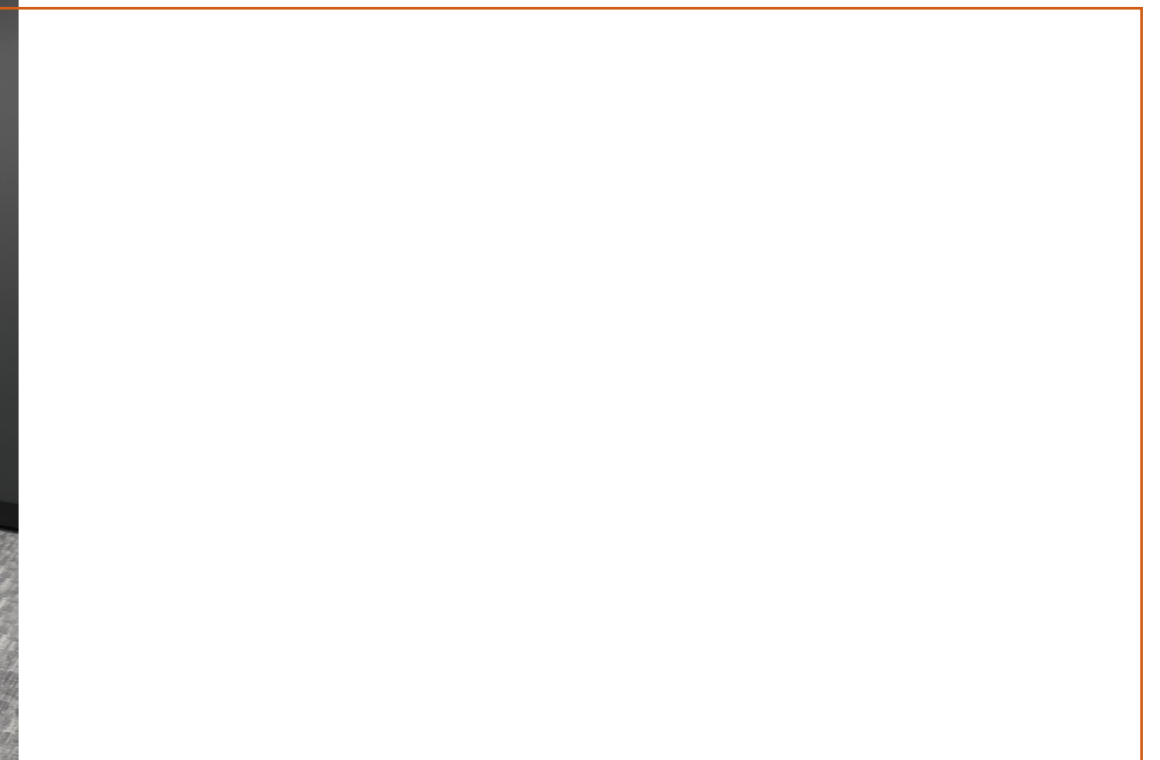
GROUND FLOOR - SPACE PLAN LEFT WING: 3,209 SQ FT

- 24 OPEN PLAN DESKS
- 2 12 PERSON MEETING ROOM
- 1 KITCHEN/BREAKOUT SPACE
- 1 8 PERSON COLLABORATIVE SPACE
- 1 6 PERSON AGILE WORKING SPACE
- 1 WORKING LOUNGE

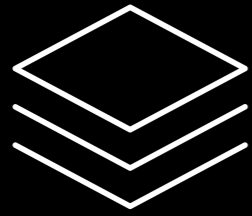


CONTEMPORARY, FLEXIBLE
AND BRIGHT

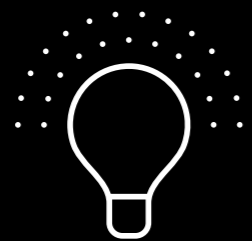




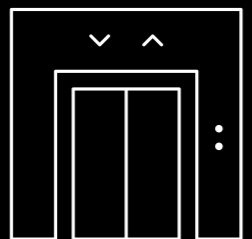
SPECIFICATION



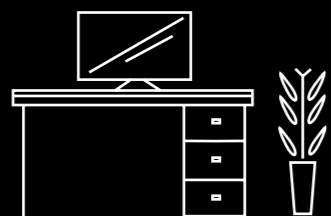
FULLY ACCESSED
RAISED FLOOR



FEATURE PENDANT
LED LIGHTING



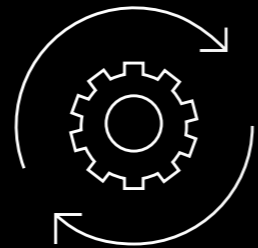
LIFT ACCESS



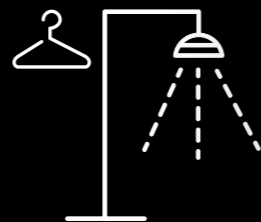
FULLY FITTED



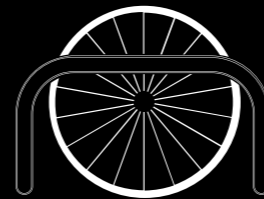
PRIVATE EXTERNAL
SQUARE SUITABLE FOR
FUNCTIONS AND EVENTS



AGILE WORKING SPACE



SHOWER AND
CHANGING FACILITIES



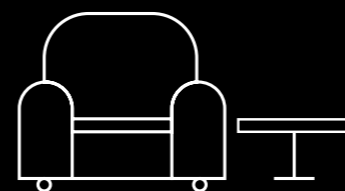
SECURE CYCLE HUB



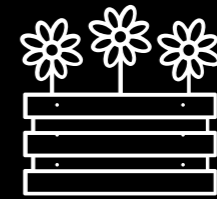
MALE/FEMALE/
ACCESSIBLE W/C'S



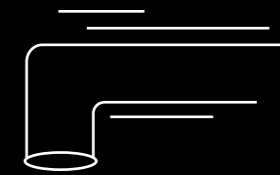
NEW EXPOSED VRF
HEATING AND COOLING



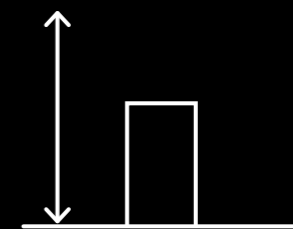
WORKING LOUNGE



COMMUNAL EXTERNAL
COURTYARD



EXPOSED SERVICES



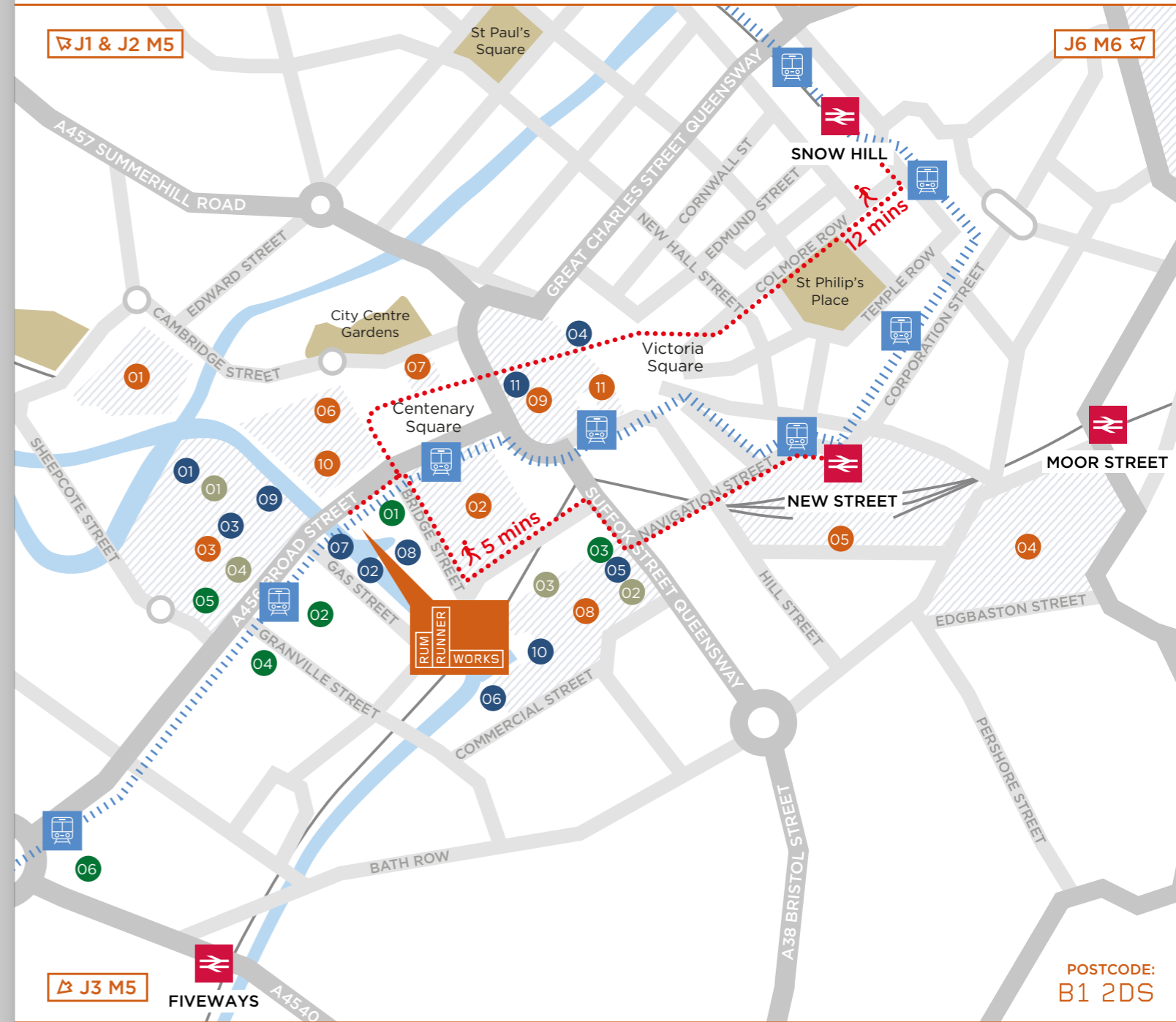
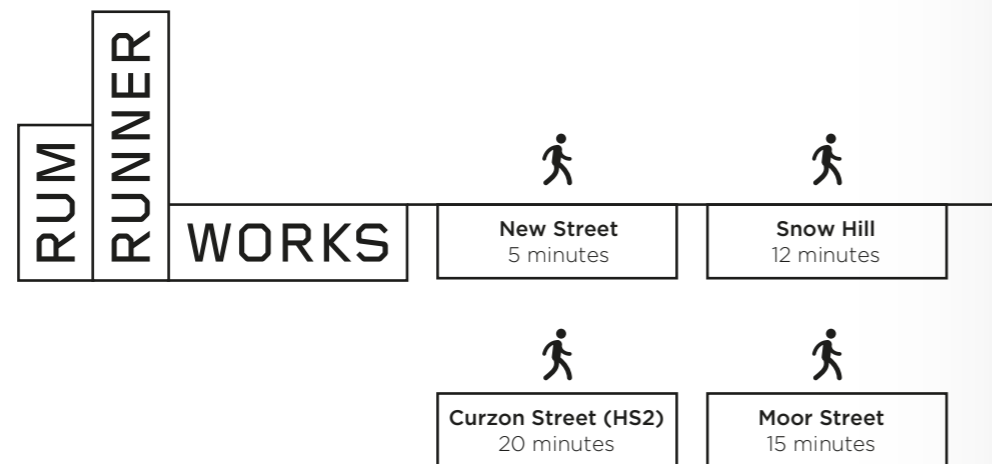
DOUBLE HEIGHT
FEATURE RECEPTION

THE DESIRABLE CANALSIDE LOCATION IS A SHORT WALK TO BIRMINGHAM'S MAIN RAILWAY STATIONS:

The desirable canal side location is a short walk to Birmingham's main railway stations: New Street (5 mins), Snow Hill (12 mins) and Moor Street (15 mins). Curzon Street Railway Station is just a 20 minutes' walk away, which will connect Birmingham to London via HS2. And the West Midlands Metro is right on our doorstep with connections direct to New Street and Snow Hill and out along Broad Street to Hagley Road giving direct access from the west side of the city.

Birmingham's iconic landmarks and key destinations are in close proximity including Brindleyplace, Mailbox, The Cube, Paradise, Arena Central, The International Convention Centre, Utilita Arena Birmingham, and Symphony Hall.

The building is perfectly located to take advantage of the many canal walks and cycle routes to the office.



- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> ● LANDMARKS 01 Arena 02 National Indoor Arena 03 Brindleyplace 04 Bullring 05 Grand Central 06 ICC 07 Library of Birmingham 08 Mailbox 09 Paradise 10 Symphony Hall 11 Town Hall | <ul style="list-style-type: none"> ● RESTAURANTS & BARS 01 Bank 02 Bistrot Pierre 03 Rudy's Pizza Napoletana 04 Dishoom 05 Mal at Malmaison 06 Marco Pierre White 07 Tap & Spile 08 The Botanist Gas Street Basin 09 Wagamama 10 Zizzi 11 Albert Schloss | <ul style="list-style-type: none"> ● HOTELS 01 Hyatt 02 Jury's Inn 03 Malmaison 04 Travelodge 05 Novotel 06 Park Regis | <ul style="list-style-type: none"> ● COFFEE SHOPS 01 Costa Coffee 02 Starbucks 03 Café Nero 04 Odissi |
|---|--|---|--|



HS2 WILL BRING
THE CITY WITHIN
49 MINUTES
OF LONDON



MIDLAND METRO
EXTENSION
DELIVERS A
DEDICATED STOP
ADJACENT TO THE
SCHEME



TAKE ADVANTAGE
OF THE BEST
HOTELS, BARS AND
RESTAURANTS ON
YOUR DOORSTEP



WITHIN SHORT
WALKING DISTANCE
FROM NEW STREET
AND SNOW HILL
RAILWAY STATIONS



CLOSE PROXIMITY
TO BIRMINGHAM'S
CULTURAL
AND LEISURE
ATTRACTIONS



RUMRUNNERWORKS.COM

CBRE

+44 (0)121 616 5555

www.cbre.co.uk

savills

Theo Holmes

DDI: +44 (0)121 616 5510

M: 07967 802656

theo.holmes@cbre.com

Ben Thacker

DDI: +44 (0)121 634 8464

M: 07917 218244

ben.thacker@savills.com



2024 CBRE and Savills Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Designed and produced by Graphicks | 020 3435 6952 | Graphicks.co.uk